

**Town of Ancram
Zoning Revisions Committee
12 September 2011**

Members Present: Hugh Clark, Terry Boyles, Barry Chase, Barbara Gaba, Bonnie Hundt, Bob Mayhew, Jim Miller, Bob Roche, Jane Shannon, Dennis Sigler

Members Absent: Kyle Lougheed, Don MacLean

Others Present: Nan Stolzenburg, Donna Hoyt

The Chair called the meeting to order at 8:35 p.m.

Members approved minutes of the August 29 meeting and affirmed that no recusals were necessary for the current meeting.

The committee briefly reviewed points from preceding public hearing on zoning Package #2.

Nan Stolzenburg noted Steve Winkley's summary of hydrofracking water wells—citing significant distinctions and benefits between well hydrofracking and hydrofracking for gas.

While discussing floating business districts, Nan strongly cautioned against creating spot-zoning. Discussion focused on pros and cons of several businesses versus one business in FBD, of 10 acres vs. 5 acres as minimum land required, and on limiting FBD to state/county road access vs. town roads also.

Addressing questions posed during the August 29 meeting, Nan responded that:

- 25% vs. 30% for equipment storage (p. 6) could be deleted without harm.
- 250' road frontage for gas stations (p. 7) arises from typical room required for access, possible spills, noise, etc. PB could waive or area variance could be granted depending on site situation.
- 35' from street (p. 7) is reasonable to fit commercial while maintaining community character.
- Large-scale golf course events (p. 10) can be further defined and retained, or entry deleted.
- Self-storage electric/razor/barbed wire fencing (p. 18) should not be allowed at all, except for electric and barbed wire for agricultural use.
- 200 acre minimum for shooting preserve (p. 19) could be altered; DEC says 100 acre minimum.

Addressing questions posed during the August 22 meeting, Nan responded that:

- re: adult entertainment: free speech applies to all forms; cannot prohibit all adult uses from town, but can establish standards and locations. In definitions, it's vital to distinguish "regular" bookstore from adult bookstore.
- Source for animal ag table (p. 3) is Cornell Coop Extension.
- Public cemeteries in Ag District—whether SPR or SUP is purely ZRC's choice.

The meeting adjourned at 9:25 p.m.